[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
[Earl N. Jones	[	]
[E. Michael Maggart	[NEW OWNERS	] Map 072-15-0]
[P.O. Box 290966	[	] Parcel 297.00]
[Nashville, TN 37229-0966	[	]
[	[	]
[This instrument prepared by: Robert J. Notestine III, Attorney		]
[104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205		]
[		]
[		]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Wilson Enterprises, Inc., a Tennessee corporation, (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Earl N. Jones and E. Michael Maggart (the "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Scott Avenue Annex, of record in Book 2331, Page 87, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Straightway Avenue at the common corner of Lots No. 8 and 9; thence with the margin of said Avenue, easterly 46.1 feet to the northeast corner of said Lot No. 9; thence with the easterly boundary of same, as follows: South 4 deg. 27' West 95 feet; North 85 deg. 05' West 5 feet; South 4 deg. 27' West 48.23 feet to the northeast corner of Lot No. 10 on said Plan; thence with the line between Lots 9, 10 and 11, westerly 56.7 feet to the southeast corner of Lot No. 8 on said Plan; thence with the line between Lots No. 8 and 9, northerly 145.5 feet to the point of beginning.

Being the same property conveyed to Wilson Enterprises, Inc., a Tennessee corporation by Warranty Deed from Thomas James Taylor and wife, Emma A. Taylor of record in Book 10285, Page 214, Register's Office for Davidson County, Tennessee.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1997 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 2016 Straightway Avenue, Nashville, TN 37206.

0256433
IDENTIF. ↑ REFERENCE

96 DEC 17 AM 9:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON)
[
[The actual consideration or value, whichever is greater for
[this transfer is $11,500.00.
[
[Affiant
[Subscribed and sworn to before me this
[13th day of December, 1996
[
[Notary Public
[My Commission Expires 1-24-99
[

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 13th day of December, 1996.

WILSON ENTERPRISES, INC.
a Tennessee corporation
By: _____

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

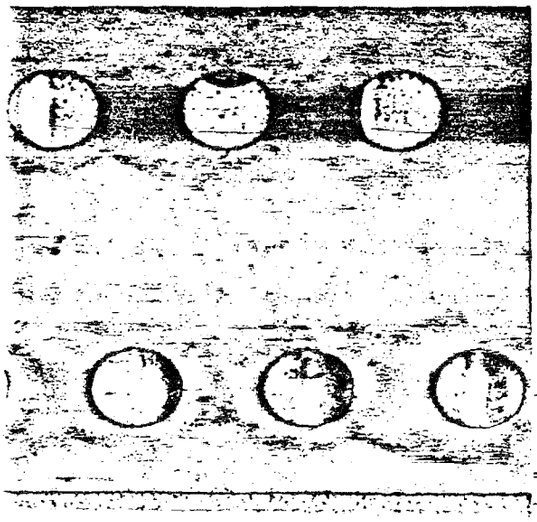
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Hal E. Wilson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Secretary of Wilson Enterprises, Inc., the within named bargainor, a corporation, and that he as such Secretary, executed the within instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary.

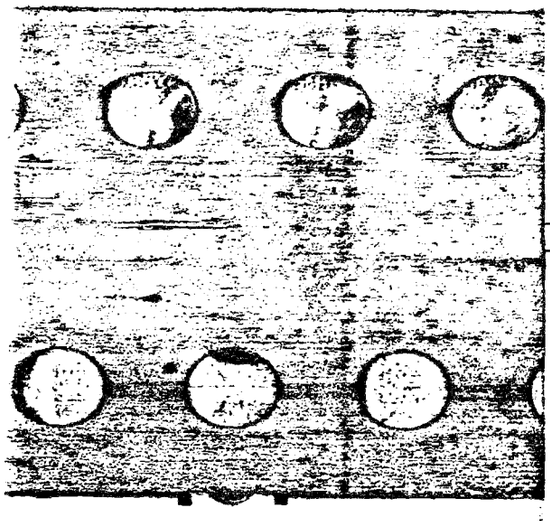
WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of December, 1996.

NOTARY PUBLIC

My Commission Expires: 1-24-98

95 12/13 0101 03CHECK 51.55





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10292 PG 466

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 11500.00
				CON TX 42.55
				PRFEE 1.00
				WDEED 8.00
				TOTAL 51.55
				CHECK 51.55
		12/17/96	01	09:11 0001 6355

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256433 IDENTIF. # REFERENCE

96 DEC 17 AM 9:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1098960